



City of Albuquerque

Legislative File Number R-06-18 (version 3)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

**F/S Requiring a Metropolitan Redevelopment Plan and Sector Plan for an Interim Development Management Area Delineated in Exhibit A of This Resolution;
Declaring an Interim Development Management Area for Building Permits Until Such Plans are Adopted, Postponing Issuing Building Permits, Requiring the City to Promulgate Interim Development Regulations (Harris)**

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

**REQUIRING A METROPOLITAN REDEVELOPMENT PLAN/ SECTOR
DEVELOPMENT PLAN FOR AN INTERIM DEVELOPMENT MANAGEMENT
AREA DELINEATED IN EXHIBIT A OF THIS RESOLUTION; DEFINING AN
INTERIM DEVELOPMENT MANAGEMENT AREA; DECLARING AN INTERIM
DEVELOPMENT MANAGEMENT AREA FOR RESIDENTIAL BUILDING PERMITS
AND FOR PERMIT, LICENSE OR OTHER AUTHORIZATION FOR OPERATION
OF MOBILE HOME SALES ENTERPRISE OR ADULT BUSINESS. UNTIL SUCH
PLAN IS ADOPTED; POSTPONING ISSUANCE OF BUILDING PERMITS FOR
RESIDENTIAL DEVELOPMENT AND PERMITS, LICENSES OR OTHER
AUTHORIZATON FOR MOBILE HOME SALES AND ADULT BUSINESSES ;
REQUIRING THE CITY TO PROMULGATE INTERIM DEVELOPMENT
REGULATIONS; MAKING AN APPROPRIATION.**

**WHEREAS, commercial properties adjacent to Central Avenue between
Eubank Boulevard and Tramway Road are in transition resulting in vacant
buildings and large vacant lots; and**

WHEREAS, blighted conditions may exist in the multi-family housing area

located in the central portion of the Singing Arrow Neighborhood. The Singing Arrow Sector Plan is more than 20 years old and does not include redevelopment policies; and

WHEREAS, the City of Albuquerque/Bernalillo County Comprehensive Plan has identified Central Avenue and Juan Tabo Boulevard as enhanced transit corridors. The current land uses adjoining these roads were constructed for single occupancy vehicles; and

WHEREAS, the Comprehensive Plan policies for established urban areas state, “the location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social cultural recreational concern; that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured and that employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments; and that land adjacent to arterial streets shall be planned to minimize harmful effects of traffic and that livability and safety of established residential neighborhoods shall be protected in transportation planning and operation”; and

WHEREAS, building permits issued in the Interim Development Management Area between now and the time the City has taken action to address the issues raised in the metropolitan redevelopment/sector planning process, that allow development that is contrary to the adopted policies or the policies under consideration, will adversely affect or negate the planning process; and the City should postpone the issuance of building permits in the area.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The City shall develop a Metropolitan Redevelopment Area Plan /Sector Development Plan for the Interim Development Management Area

delineated in Exhibit A to this Resolution. Upon enactment of this legislation, development of the plan shall commence immediately and shall become a part of the Planning Department's work plan for Fiscal Year 2006 and Fiscal Year 2007. Throughout development of the plan the Administration shall seek the advice and consultation of the City Councilor from Albuquerque City Council District 9 and provide monthly status reports on the progress of the plan.

Section 2. Upon enactment of this legislation, the administration shall include in the proposed Fiscal Year 2007 General Fund Budget the amount of \$300,000 to defray the cost of the development of the Metropolitan Redevelopment Area Plan /Sector Development Plan referred to in Section 1 above.

Section 3. An Interim Development Management Area for the purposes of this resolution is herein defined as an area within the City of Albuquerque for which interim development regulations are developed and adopted to regulate development during the period when a new sector plan is under development or an existing sector plan is undergoing revision for the purpose of preventing development and or zone changes that would adversely impact the goals of the planning that is underway.

Section 4. An Interim Development Management Area is declared comprising property entirely or partially within the boundaries designated in Exhibit A of this Resolution until the Metropolitan Redevelopment Plan/ Sector Development Plan defined in Section 1 of this Resolution are adopted. Upon enactment of this legislation until June 1st, 2006, for any property that is entirely or partially within the Interim Development Management Area the City shall not approve any application for permit, license or other authorization for the operation of a mobile home sales enterprise or adult business, approve any application for a conditional use for dwelling units or mobile home parks within a C-1, C-2 or C-3 zone or for a request for residential development within a SU-1 zone. The City shall not issue a building permit for any property entirely or partially within the Interim Development Management Area until June 1st 2006.

By May 28th, 2006 the City shall promulgate interim development regulations for any property entirely or partially within the boundaries of said area.

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